



Binewood

West Park Farm | Aylesbury Road | Wing | Leighton Buzzard | Bedfordshire | LU7 0PG

FINE & COUNTRY

B I N E W O O D



DESCRIPTION

A wonderful opportunity to purchase a charming six bedroom barn conversion occupying a two acre plot and is beautifully tucked away at the end of a quiet lane. Binewood, originally an old threshing barn is in fact two barns merged together creating an additional annexe to the main house. There are many original features, vaulted ceilings and working log burners.

The main property briefly comprises, entrance reception room, kitchen breakfast room with an AGA and walk in pantry, a utility room with an additional electric hob and oven, and a ground floor bathroom/WC.









SELLER INSIGHT

“We fell in love with this character property as soon as we saw it,” say the current owners of Binewood. “An old threshing barn converted to a high standard, it had all mod cons whilst retaining many original features which contribute to its unique feel. The hardwood floors throughout are simply beautiful, while the vaulted timber ceilings give a great feeling of space. We could see right away that this would be a wonderful home for our family, with a huge amount of room for gatherings and events, or to do our own thing day to day. The drawing room is light and airy with its full height windows, so is the best place to sit in summer, while the open plan kitchen, dining and family room is the perfect place to gather all year round, being very cosy in winter with the warmth of the AGA, and cool in summer.”

“Further, the additional clay-tiled barn, which remained unconverted at the time, provided exactly the kind of project we were looking for,” the owners continue. “We have since renovated this second building to create a spacious annex to the main house, including a vast entertainment and cinema room with a gallery above one end and bifold doors opening out onto the garden; as well as a separate kitchen, bedroom and bathroom. The new conversion has its own heating system and boiler, water and power, so could be separated from the main house to provide self-contained accommodation for an elderly relative or a rental property. Another improvement we have made to the property is the installation of Gigabit wired Ethernet networking with 4G broadband connection giving up to 150Mb/sec download, which is ideal for streaming films in the cinema room or for working from home.”

“The two barns sit in an L-shape around an enclosed courtyard, so the garden is very private and not at all overlooked,” the owners say. “Each barn has its own private patio, enjoying the sun at different times of day for morning coffee or afternoon sun. A large sycamore gives lovely shade and provides a focal point to the garden, particularly in spring with a carpet of bluebells beneath. We also have a spinney in the corner of the garden with more bluebells and wild garlic, as well as an orchard of fruit trees which bear an abundant crop of apples, plums, pears and cherries, and a vegetable patch where we have grown raspberries and strawberries. We get so many apples that we give them away to neighbours and still have plenty left over to press into apple juice to keep us going until the next year! We share the garden with a wonderful range of wildlife, from muntjac and roe deer, hares, and the occasional fox, to pheasants and partridges. The whole plot approaches 2 acres in total, so is ideal for al fresco entertaining, from barbecues with extended family and friends, to jenga, boules or badminton tournaments on the sizeable lawn. Our three children have all been lucky enough to enjoy and celebrate 18th and 21st birthdays and graduations with all the family in the garden.”

The local area has much to recommend it, too. “First of all, we love our neighbours here,” say the owners. “The group has remained mostly the same during the 24 years we have been here so we have all become great friends. Secondly, there are good schools in Aylesbury, including the Grammar School for Boys, High School for Girls, and Henry Floyd, which is co-ed. For day-to-day shopping, there are major supermarkets and all the usual high street shops in Leighton Buzzard (4 miles) and Aylesbury (7 miles) The village shops in Wing and Wingrave are great for essentials, and there are two doctors surgeries in Wing. Milton Keynes is a 25-minute drive away for shopping and entertainments, with London Euston just 35 minutes away by train from Leighton Buzzard. National Trust properties abound in the area, too, including Ascot House in Wing and our personal favourite, Waddesdon Manor. The Waterside Theatre in Aylesbury has a fantastic calendar of shows, while the historic university city of Oxford is also within easy reach for a day out.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The first floor offers a principal bedroom with an en suite shower/WC, four further bedrooms and a family bathroom/WC.

On the way to the annexe which is on a separate heating system, you will find a dining room, drawing room, library, a bedroom with an en suite bath/shower WC, a kitchen breakfast room and a entertainment/cinema room which was once a coach house and a minstrel's gallery.















Outside, there is a wonderful mix of lawn, trees, flowers and shrubs. There is an orchard with fruit trees and an established vegetable patch. A courtyard sits to the rear and two separate patios provides space to relax and or dine.

There is plenty of parking for multiple vehicles and two covered carports.

In all, a fabulous family home offered to the market chain free.









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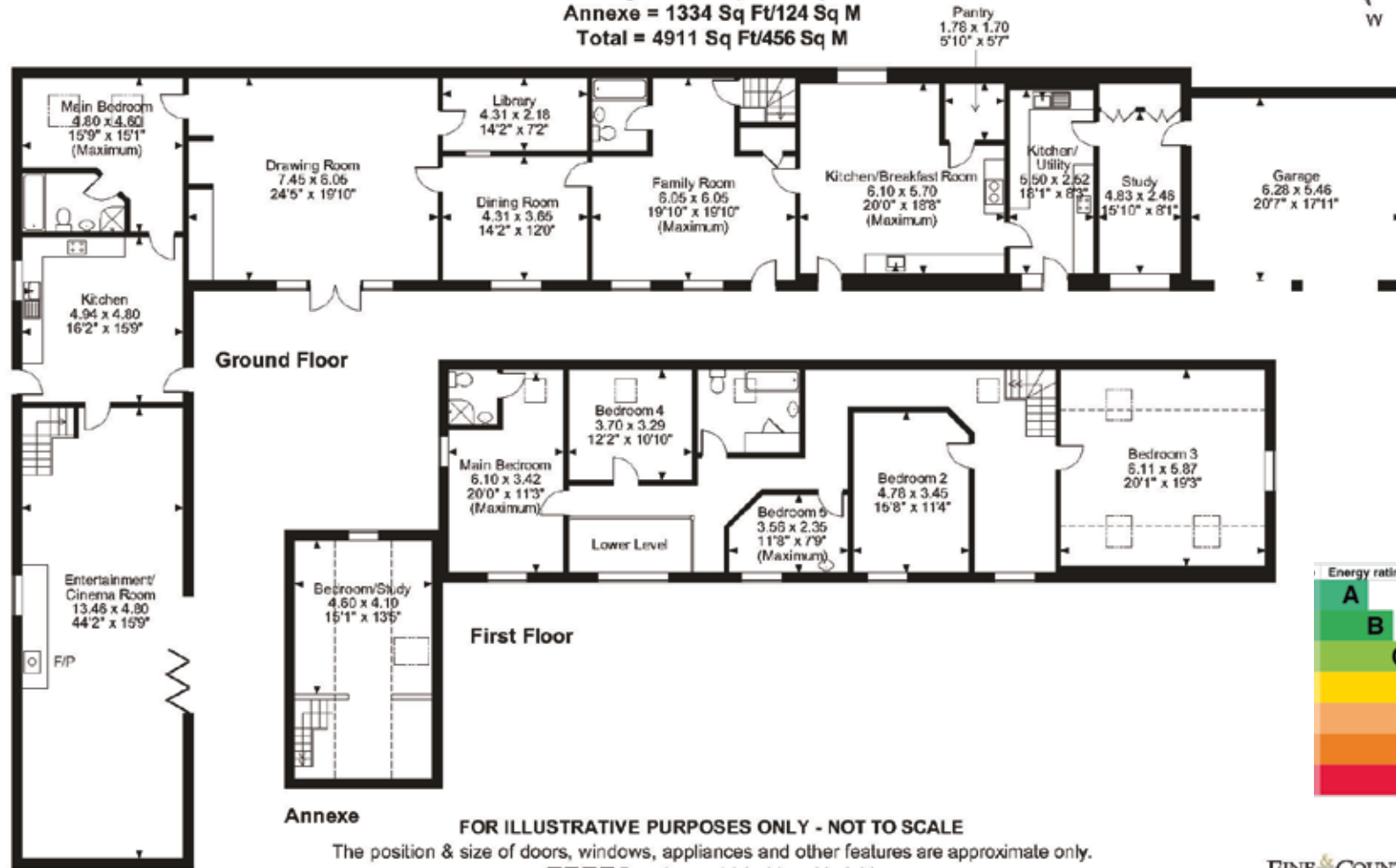
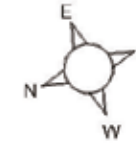
Approximate Gross Internal Area

Main House = 3208 Sq Ft/298 Sq M

Garage = 369 Sq Ft/34 Sq M

Annexe = 1334 Sq Ft/124 Sq M

Total = 4911 Sq Ft/456 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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